

**METROPOLITAN DEVELOPMENT COMMISSION
INDIANAPOLIS-MARION COUNTY, INDIANA**

December 17, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, December 17, 2025, at 1:00 P.M. in the Public Assembly Room of the City-County Building, Indianapolis, IN, for various purposes, including the holding of a Public Hearing on various Petitions listed on the Notice of Public Hearing, and for taking official action upon public business and public Notice thereof as required by IC 5-14-1.5.

ATTENDANCE

The following Commission members were present:

John J. Dillon III, President
Megan Garver, Vice-President
Brandon Herget
Brent Lyle
Daniel Moriarty
Brian P. Murphy, Secretary
Brigid Robinson
Gregg West

The following Commission member was absent:

Bruce Schumacher, Acting Secretary

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Lucas Anderson	Chief Financial Officer / COO - DMD
Kathleen Blackham	Senior Planner - DMD
Shannon Norman	Principal Planner II - Ordinance Revision
Bryce Patz	Manager - DMD
Jeffrey York	Manager - DMD
Edward D. Honea, Jr.	Current Planning Administrator - DMD
Nancy Whitaker	Board Specialist - DMD
Ethan Hudson	Counseling Attorney - ACC / OCC

BUSINESS

CALL TO ORDER

President Dillon called the meeting to order at 1:00 P.M. and Ethan Hudson (MDC Counseling Attorney) led the recitation of the Pledge of Allegiance. President Dillon wished Mr. Hudson success in his new job and thanked him for his assistance with the MDC meetings.

MINUTES

Commissioner West made a Motion to adopt the Minutes from the December 3, 2025 meeting; Commissioner Robinson seconded the Motion; the Commission adopted the Minutes by voice vote (7:0:1) as follows:

Ayes: Dillon, Garver, Lyle, Herget, Murphy, Robinson, West
Noes: None
Recusals: Moriarty

The Minutes from the December 3, 2025 meeting were adopted.

SPECIAL REQUESTS

The Petitioner's attorney, Brian Tuohy (50 South Meridian Street, Indianapolis, IN) requested a continuance for **Petition No. 2025-ZON-111** to the February 4, 2026 meeting, to allow executed commitments to be filed. Mr. Tuohy explained that the adjoining property owner/seller had retained an attorney who needed time to review the staff-requested commitments, including a newly requested indemnity provision that IndyGo was in the process of finalizing. The additional time would allow the seller's counsel to become familiar with the transaction terms before closing.

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-111 | 11207 East Washington Street

Warren Township, Council District #20

Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 1.433 acres from the D-5 (TOD) district to the SU-9 (TOD) district to provide for supportive uses for a proposed IndyGo transit center.

President Dillon, Kathleen Blackham (Staff) and Mr. Tuohy discussed the prior requests for continuance for this petition.

Hearing no comments or questions from the Commission or from the public, Commissioner Garver made a Motion to continue Petition No. 2025-ZON-111 to February 4, 2026; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: None

The Commission continued Petition No. 2025-ZON-111 to the February 4, 2026 meeting.

Kathleen Blackham (Staff) announced that the Petitioner's representative for **Petition No. 2025-ZON-090** had submitted a written statement of withdrawal of the Petition.

**REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL
FILED BY PETITIONER:**

2025-ZON-090 | 3309 South Arlington Avenue

Franklin Township, Council District #20

Arlington Distribution and Storage, LLC, by David Gilman

Rezoning of 9.037 acres from the D-A (FF) district to the I-2 (FF) district to provide for a distribution facility.

President Dillon acknowledged the withdrawal of the Petition No. 2025-ZON-090.

Shannon Norman (Staff) requested a continuance of **Ordinance Amendment 2025-AO-001** to the January 7, 2026 meeting, to allow additional time to review public comments and facts related to the amendments.

President Dillon thanked Ms. Norman for the materials that she had provided the Commission about the Ordinance Amendment during the MDC Pre-Meeting.

Hearing no questions or comments from the Commission or the audience, Commissioner Moriarty made a Motion to continue 2025-AO-001 to January 7, 2026 meeting; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (8:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: None

The Commission continued Ordinance Amendment No. 2025-AO-001 to the January 7, 2026 meeting.

POLICY RESOLUTIONS

REAL ESTATE:

2025-R-053 (For Public Hearing) Authorizes the Department of Metropolitan Development to dispose of real property through its Vacant to Vibrant land bank program.

ECONOMIC DEVELOPMENT / INCENTATIVES:

2025-A-044 Preliminary Economic Revitalization Area Resolution with request for waiver of non-compliance for Waste Management of Indiana, LLC, located at 2025 Stout Field West Drive, Council District #17, Wayne Township. (Recommend approval of six (6) years personal property tax abatement.)

BOND BANK:

2025-BB-003 Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

PLANNING:

2025-P-014 Authorizes the Department of Metropolitan Development to amend the contract with Taylor Siefken Williams Design Group, LLC and extend the term through May 31, 2026.

President Dillon noted that three Policy Resolutions did not stand for public hearing.

Hearing no comments or questions from the Commission, Commissioner Herget made a Motion to approve the Resolutions, which did not stand for public hearing [**Resolution Nos. 2025-R-044** (6:0:2), **2025-BB-003** (8:0:0), and **2025-P-014** (8:0:0)]; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West

Noes: None

Recusals: Commissioners Moriarty and Murphy recused themselves for Resolution No. 2025-R-044 only.

The Commission approved Resolution Nos. 2025-R-044, 2025-BB-003, and 2025-P-014.

President Dillon then announced Resolution No. 2025-R-053 which stood for public hearing.

REAL ESTATE:

2025-R-053 (For Public Hearing) Authorizes the Department of Metropolitan Development to enter into a Build-Operate-Transfer (BOT) Agreement with Hagerman Construction to serve as BOT Developer of City Market improvements and adjacent infrastructure.

Megan Vukusich, Director of the Department of Metropolitan Development (DMD), presented the resolution, which involved a build-operate-transfer agreement with Hagerman Construction to develop City Market improvements and adjacent infrastructure, beginning with Whistler Plaza. Hagerman was selected through a competitive RFP process involving interviews and pricing, and the Department was ready to proceed with construction.

Rob Barnes, Hagerman Group (6238 Harbridge Road), introduced the project team members, who were present: Don Jungst and Brad Basin. Brad Bastain, Hagerman Construction ([10315] Allisonville Road, Indianapolis, IN), outlined the construction timeline: pre-construction would begin upon award, with demolition and environmental investigation scheduled to start in the first quarter of 2026. Upon questioning by President Dillon, Mr. Barnes added that project completion was estimated for first quarter 2027, although the exact date was to be determined pending a detailed schedule review.

Director Vukusich confirmed that a final construction schedule was not yet available; once Hagerman was fully onboarded, Hagerman would develop the schedule and bring it before the Commission for review. President Dillon requested that Hagerman report back to the Commission once a more solid timeline was available. All parties agreed.

President Dillon emphasized the Commission would closely monitor the timeline to ensure completion and welcomed the new contractor team. Mr. Barnes echoed Mr. Bastain's earlier

statement that visible project activity, beginning with demolition, would start in early 2026, noting that the demolition plan was already approximately 90% complete.

Commissioner Murphy asked for a summary of the project scope. Mr. Barnes explained the work included demolishing the plaza to expose and showcase the historic catacombs, while implementing landscape architecture and hardscape to transform the space from an underutilized open area into an activated downtown destination with viewing areas.

Commissioner Murphy asked to see the renderings. Mr. Barnes responded that the initial phase involved demolition and extensive utility work (pipes, electrical, vault improvements) along with material and soil removal, followed by construction focused on hardscaping and restoration of historic masonry, with renderings available to show the final design. Upon further questioning by Commissioner Murphy, Mr. Barnes added that *all* the masonry would be restored. Mr. Bastain responded that the demolition specifically included the west wing and that the scope did include hardscape construction on the south side of the parcel with an overlay of slab for a future viewing deck along Delaware Street, which would overlook the catacombs.

Commissioner Murphy asked if Hagerman was part of a larger development team. Mr. Barnes replied that DMD had directly contracted with design professionals (landscape architects, structural engineers, etc.), and Hagerman would work collaboratively with those DMD-hired designers.

Mr. Barnes further explained that Hagerman was serving as the construction management team for demolition and rebuilding. Commissioner Murphy noted that his understanding was that the City had previously engaged a different developer for the larger site redevelopment. Director Vukusich clarified that while DMD had worked with a former developer for pre-development (architectural) work, no construction contract had been executed. DMD subsequently took over the design firm contracts to maintain project momentum and issued an RFP to bring in Hagerman as the construction partner, with the DMD-contracted design team now working alongside Hagerman to execute the improvements. Upon further discussion, Director Vukusich identified Gershman Partners as the former contractor who had been contracted only for pre-development (architectural) work and noted that the contract had now expired.

President Dillon then asked about the control of the subcontractors. Director Vukusich responded that while DMD owned the property and maintained oversight, the BOT contractor (Hagerman) would be responsible for managing all subcontracts.

Commissioner Lyle asked for clarification on the specific boundaries and scope of the site work, noting various planned activities for the block. Director Vukusich clarified that current efforts were focused on Phase One, which involved improvements to Whistler Plaza on the west side of the market. She added that the renderings for the catacomb reveal were publicly available.

Hearing no comments or questions from the Commission or the public, Commissioner West made a Motion to approve the Resolution No. 2025-R-053; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (7:0:1) as follows:

Ayes: Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West
Noes: None
Recusals: President Dillon recused himself from the vote.

The Commission approved Resolution No. 2025-R-053.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-APP-006 | 1701 and 2055 North Senate Avenue

Center Township, Council District #12

HD-1 (TOD) and HD-2 (TOD)

IU Health, by Blake Langley

Hospital District-One Approval and Hospital District-Two Approval to provide for two freestanding signs.

2025-APP-016 | 2018 and 2022 North College Avenue

Center Township, Council District #13

PK-2

CrossRhodes Investments LLC, by Josh Smith

Park District Two Approval to provide for the construction of a duplex and concrete parking pad on each lot.

2025-ZON-122 | 1700 and 1730 West Thompson Road and 1650 Harco Way

Perry Township, Council District #22

Heritage Aggregates LLC, by Misha Rabinowitch

Rezoning of 71.753 acres from I-4 / C-7 (FF) district to the I-4 (FF) (GSB) districts to provide for gravel sand burrow operations.

2025-CZN-846 | 1940 Riviera Street

Washington Township, Council District #2

Park Place Investments LLC, by David and Justin Kingen

Rezoning of 0.35-acre from the D-A district to the D-2 district to provide for residential development.

Hearing no other questions or comments, Commissioner Murphy made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-APP-006 (8:0:0), 2025-APP-016 (8:0:0), 2025-ZON-122 (7:0:1) and 2025-CZN-846 (8:0:0)]** that the Hearing Examiner recommended for approval; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, West

Noes: None

Recusals: Commissioner Herget recused himself from the vote on 2025-ZON-122.


The Commission approved Petition Nos. 2025-APP-006, 2025-APP-016, 2025-ZON-122 AND 2025-CZN-846.

PETITIONS FOR PUBLIC HEARING

None.

ADDITIONAL BUSINESS

Seeing no additional business, Commissioners Garver and Moriarty made Motions to adjourn.
Hearing no objections, President Dillon adjourned the meeting at 1:28 P.M.



President

Metropolitan Development Commission

Attest:



MDC Secretary

Date:

January 7, 2026

